018.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,500 / 852,500
					USE VALUE:	852,500 / 852,500
					ASSESSED:	852,500 / 852,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINOV ALAN E & PAMELA L
Owner 2:	
Owner 3:	
Street 1:	19 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,850 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2081 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5850.000	346,300		506,200	852,500
Total Card	0.134	346,300		506,200	852,500
Total Parcel	0.134	346,300		506,200	852,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.66 | /Parcel: 409.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 12907
GIS Ref:
GIS Ref:
Insp Date: 11/11/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,400	0	5,850.	506,200	852,600	852,600	Year End Roll	12/18/2019
2019	101	FV	252,800	0	5,850.	655,100	907,900	907,900	Year End Roll	1/3/2019
2018	101	FV	252,800	0	5,850.	416,900	669,700	669,700	Year End Roll	12/20/2017
2017	101	FV	252,800	0	5,850.	381,100	633,900	633,900	Year End Roll	1/3/2017
2016	101	FV	252,800	0	5,850.	309,700	562,500	562,500	Year End	1/4/2016
2015	101	FV	242,700	0	5,850.	309,700	552,400	552,400	Year End Roll	12/11/2014
2014	101	FV	242,700	0	5,850.	282,300	525,000	525,000	Year End Roll	12/16/2013
2013	101	FV	242,700	0	5,850.	268,600	511,300	511,300		12/13/2012

!1538!

PRINT

Date	Time
12/10/20	17:07:11

LAST REV

Date	Time
03/05/18	09:26:12
danam	
1538	

USER DEFINED

Prior Id # 1:	12907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1538

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUQUETTE RALPH/	1178-146		10/15/1997		310,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2018	211	Solar Pa	12,250	C				
1/12/2016	33	Re-Roof	9,000					
10/28/1992	559		1,440					6 FT ADDED
10/21/1992	526	Manual	8,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2017	Inspected	BS	Barbara S
10/24/2017	MEAS&NOTICE	BS	Barbara S
1/31/2009	Meas/Inspect	372	PATRIOT
10/30/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	243	PATRIOT
2/10/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5850		Sq. Ft.	Site		0	85.	1.02	2									506,176						506,200	

Total AC/HA: 0.13430 | Total SF/SM: 5850 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 506,176 | Spl Credit | Total: 506,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25658572
Const Adj.:	0.99041307
Adj $ / SQ:	168.013
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425459
Depreciation:	79135
Depreciated Total:	346324

COMMENTS

PDAS. OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

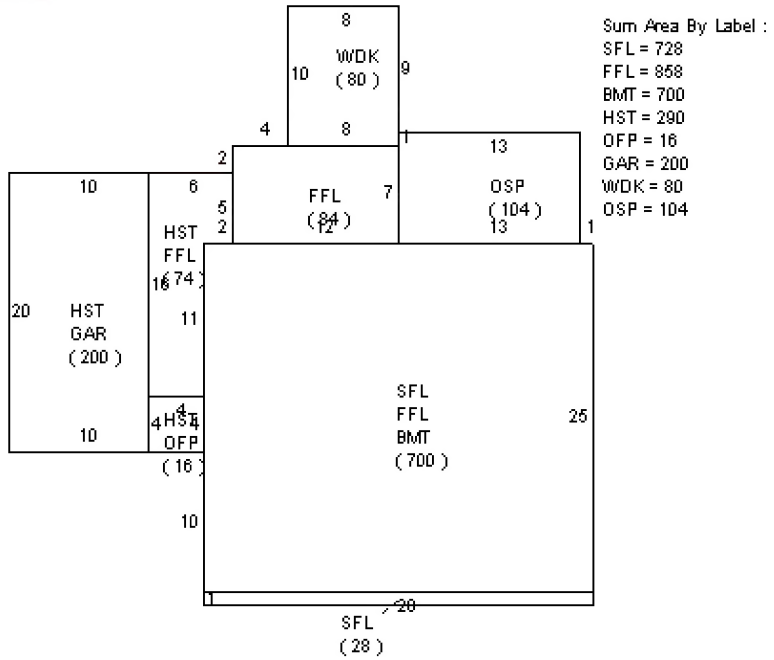
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



Sum Area By Label :
SFL = 728
FFL = 858
BMT = 700
HST = 290
OFP = 16
GAR = 200
WDK = 80
OSP = 104

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.01
Special Features:	0	Val/Su Net:	122.32
Final Total:	346300	Val/Su SzAd	200.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	858	168.010	144,155
SFL	Second Floor	728	168.010	122,313
BMT	Basement	700	66.790	46,750
GAR	Garage	200	27.240	5,447
HST	Half Story	145	168.010	24,362
OSP	Screen Porch	104	35.260	3,667
WDK	Deck	80	15.850	1,268
OFP	Open Porch	16	43.580	697
	Net Sketched Area:	2,831	Total:	348,659
Size Ad	1731	Gross Are	2976	FinArea 2081

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

018.0-0005-0004.0

IMAGE

AssessPro Patriot Properties, Inc